

City of Kankakee
PLANNING BOARD
"AGENDA"
Tuesday, April 15, 2014
7:00 P.M.

I. CALL TO ORDER

II. DECLARATION OF QUORUM

III. MINUTES

- March 18, 2014 (Not Available As of Mailing)

IV. COMMUNICATIONS

V. CITY COUNCIL ACTIONS

- None

VI. UNFINISHED BUSINESS

- A. PB14-02 - An application by Jenifer Vits requesting a conditional use permit to establish and operate a "Community Residence – Family" housing facility at the property commonly known as 985 Duane Boulevard. (Request to Table)

VII. NEW BUSINESS

- A. PB14-05 - An application by Riverside Medical Center requesting a conditional use permit to establish and operate a "Community Behavioral Services Facility" at the property commonly known as 260 S. Washington.

VIII. Other

- None

IX. Adjourn

The City of Kankakee
Planning Board Meeting
PB14-05
CONDITIONAL USE STAFF REPORT

April 15, 2014

CASE NUMBER:	PB14-05
CURRENT ZONING:	1) C-2 (Service Commercial)
FUTURE LAND USE	2) Commercial
EXISTING USE	3) Commercial
ZONING REQUEST:	Conditional Use
LOCATION:	260 S. Washington
TAX MAP NUMBER:	16-09-32-338-017 (004 & 005)
ACREAGE:	Roughly 22,500 square feet
PROPOSED USE:	Community Behavioral Services Facility
ADJACENT ZONING :	N) C-2 (Service Commercial)
FUTURE LANDUSE :	Commercial
EXISTING LANDUSE:	Commercial
	S) C-2 (Service Commercial)
	Commercial
	Commercial
	E) C-2 (Service Commercial)
	Commercial
	Commercial
	W) C-2 (Service Commercial)
	Commercial & Residential
	Single-Family & Two Family Residential
APPLICANT:	Riverside Medical Center 350 N. Wall Street Kankakee, Illinois 60901
OWNER:	Oakside Corporation 350 N. Wall Street Kankakee, Illinois 60901

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a conditional use permit to establish and operate a Community Behavioral Services Facility.

The major issues associated with this request are:

1. Accordance with the currently adopted Land Use Element of the City of Kankakee Comprehensive Plan; and
2. Compatibility with Future Land Use Map; and
3. Compatibility with the character and use of the surrounding area; and
4. Appropriateness of uses allowed within the R-1 Zoning District.

II. REVIEW OF THE PLAN

The proposed use would be for a Community Behavioral Services Facility to accommodate Riverside Hospital's emergency patients that require extended care facility for up to 8 patients.

III. TRANSPORTATION & PARKING

The subject property has frontage on Washington Avenue.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

Fire and water service will be handled by the City of Kankakee.

V. REQUIREMENTS OF THE ZONING ORDINANCE

Contingent upon the identified use class this proposed use would require the issuance of a conditional use permit if considered similar in nature to transitional housing facility or halfway house. If it is considered an integral part of the hospital services and is defined as an extension of that facility then it would be permitted by right.

- 1) The proposed request is subject to the provisions set forth in Section 8.03, Subsection's B & C. Furthermore uses are subject to appendix a of the City of Kankakee Zoning Ordinance 1995, as amended.
- B. **Permitted Uses.** The following commercial and non-commercial uses shall be permitted principal and/or accessory uses on zoning lots designated as C-2 Service Commercial on the City's Official Zoning Map:
 - (1) Uses Specified in Appendix A (Permitted and Conditional Uses by Zoning District) of this Ordinance.
 - (2) Accessory Uses Specified in Chapter 4 (Accessory Uses) of this Ordinance.
 - (3) Uses Similar to Specified Permitted Uses As Determined by the Director of the Planning Department.

C. **Conditional Uses.** Certain commercial and non-commercial uses shall be allowed as principal and/or accessory uses, on zoning lots designated as C-2 Service Commercial on the City's Official Zoning Map, provided the owners of record obtain a conditional use permit in accordance with the provisions of Chapter 12 (Administration) of this Ordinance. For zoning lots designated as C-2 Service Commercial, said conditional uses include the following:

- (1) Uses Specified in Appendix A (Permitted and Conditional Uses by Zoning District) of this Ordinance.
- (2) Accessory Uses Specified in Chapter 4 (Accessory Uses) of this Ordinance.
- (3) Uses Similar to Specified Conditional Uses As Determined by the Director of the Planning Department.


163	Halfway houses - drug & alcohol abuse treatment	C	C	C	C	C	C	C	C
176	Hospitals and medical centers & related facilities & uses				C	P	P	P	P

VI. ZONING REVIEW STANDARDS

1. Whether the proposed use is consistent with the surrounding neighborhood;
- 2.
3. Suitability for proposed Uses and/or improvements.
4. Development trends of the general area including changes to land use or prior amendments to the zoning ordinance.
5. Official Comprehensive Plan including compliance with the stated objectives.
6. Maintenance of the public's health, safety and general welfare.
7. Enjoyment of the property by neighbors for its intended use.

VII. PLANNING STAFF RECOMMENDATIONS:

Based upon the staff analysis of Chapters 2, 8 and Appendix A the staff's recommendation would be subject to the defined use which would determine if the use is permitted by right or requires further action approving a Conditional Use Permit. However, based upon the submitted documentation, and the trends of the surrounding area, it is staff's position that the request could be approved without negatively affecting the development trends of the neighborhood.

APPLICATION <small>(✓ check type of request)</small>		Case Number PB14-05	
<input type="checkbox"/> Variance <input type="checkbox"/> Re-zoning <input checked="" type="checkbox"/> Conditional Use Permit			
Name of applicant/agent: Riverside Medical Center			
Street address of applicant/agent: 350 N. Wall Street			
City / State / Zip Code of applicant/agent: Kankakee, IL 60901		Telephone number of applicant/agent: (815)933-1671	
Street address of subject property: 260 S. Washington, Kankakee, IL 60901			
Legal description of subject property: Lots 10, 11 and 14 in Block 23 in the Town of Kankakee City.			
Ten-digit Tax Parcel Identification Number(s): (16)09-32-338-017; -004 and -005		Site plan attached as required for Variance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ariel tax map attached as required for Conditional Use Permit or Re-zoning: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name of property owner (if different from applicant): Oakside Corporation			
Street address of property owner: 350 N. Wall Street			
City / State / Zip Code of property owner: Kankakee, IL 60901		Telephone number of property owner: (815)933-1671	
<i>Note: Attach letter or affidavit from property owner if different from applicant/agent</i>			
Complete ONLY section that applies to request			
VARIANCE			
Variance requested: N/A			
Reason for requested variance: N/A			
REZONING			
Current zoning classification: N/A		Proposed zoning classification:	
Reason for requested re-zoning: N/A			

CONDITIONAL USE PERMIT			
Conditional use permit requested: Community based behavioral health services facility			
Reason for requested permit: To offer a non-acute care setting for the provision of behavioral health services.			
<i>Complete ALL sections</i>			
Proposed use of property: Serve as a facility to provide community based behavioral health services.			
Existing uses or trend of development of property in the general area: Commercial – South and East; Residential/multi-family – North and West			
Additional information or comments: (optional) See attached			
Date: <u>April 2, 2014</u>		I hereby certify that I am, or represent, the legal owner of the property described above and do hereby submit this request to the Planning Board of the City of Kankakee, Illinois for consideration. Signature <u>Paula M. Jacobi</u>	
Print Name: Paula Jacobi, Attorney at Law			
Official Use Only			
Date of Planning Board Public Hearing:	Request Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	Pub Certificate Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Receipt Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date of City Council Meeting: (if applicable)	Ordinance No.	Affidavit of Service of Notice Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee: \$ _____ This application will not be scheduled for public hearing until application fee is received.
Ownership Affidavit or Letter Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No City Planner's Endorsement: <input type="checkbox"/> Yes <input type="checkbox"/> No	City Planner Endorsement:	Site Plan or Ariel Tax Map Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	

PROPOSAL TO ESTABLISH A COMMUNITY-BASED BEHAVIORAL HEALTH SERVICES FACILITY

Riverside Medical Center, a wholly owned subsidiary of Riverside Health System, proposes to establish a community-based behavioral health services facility in the former Commonwealth Credit Union building located at 260 S. Washington Avenue in Kankakee. 2014 marks the 50th year that Riverside, through its hospital and related corporate entities, has provided health care to the residents of Kankakee and surrounding communities. In response to the dynamic changes seen in the delivery of healthcare services, this proposed project represents the most recent endeavor of Riverside to respond to the ever-changing healthcare environment. The facility will consist of community-based treatment beds, individual and group counseling and skill building programs.

In the past decade, the State of Illinois has closed nearly 70% of its state-operated mental health treatment beds including the Howe and Tinley Park facilities. As a result of this action, community mental health patients, now living in our communities, access care through hospital emergency departments for their mental health needs. Annually, over 1,200 patients access Riverside's emergency department with presenting mental health diagnoses. About 45% of these emergency room patients are appropriate for a behavioral health inpatient admission, with the remainder in need of community-based outpatient/residential treatment support. Riverside's new community-based behavioral health facility will fill a much needed gap in services for these patients. As a program within Riverside's continuum of services, any patients in the community-based facility needing more acute care can be easily transferred to the hospital inpatient facility.

The community-based behavioral health program will be operated by an interdisciplinary team providing 24/7 coverage to the facility and patients. The expected stay for a patient is projected at 5.5 days. The opening of this eight bed facility represents an initial phase of Riverside's plan to offer new community-based outpatient behavioral health services at the facility.

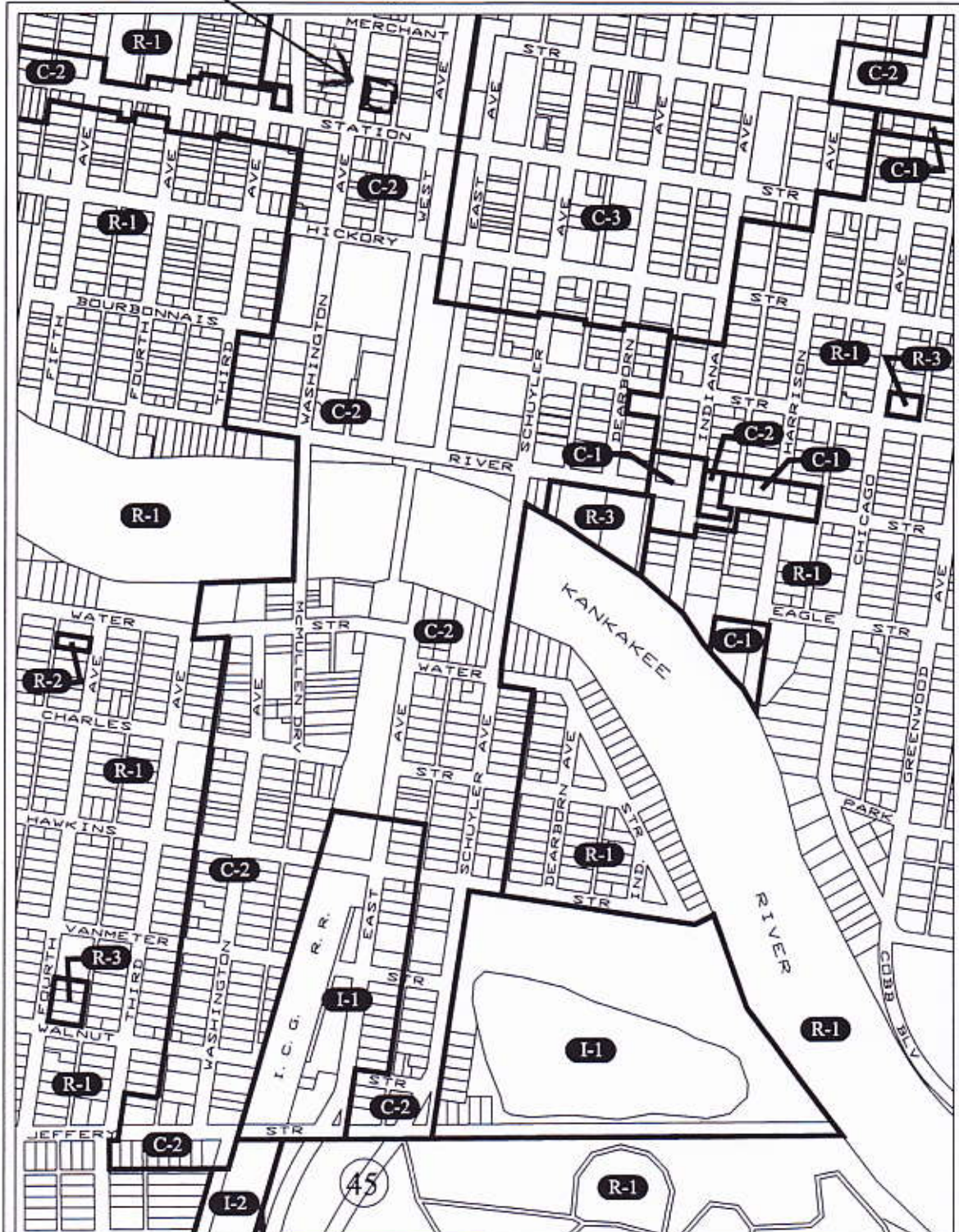
The Riverside program will integrate well in the community given its proximity to the already established Indian Oaks Transitional Living Program next door. Located in a C2 zoning area with a mix of commercial uses to the South and East, the addition of this facility is consistent with land use in the area. Riverside will be respectful of its residential neighbors to the North and West by insuring that the operation of the behavioral health programming will not disturb the residents' quiet enjoyment of their property. Riverside will work closely with local law enforcement and community partners, establishing protocols to address patient admissions and transfers.

The community will benefit from the program's establishment by addressing public health, safety and welfare, providing an appropriate environment for the care of behavioral health patients, who too-often "fall through the cracks." Additionally, the program will add 25 new jobs to staff the facility and the economic impact of their spending in the community. The occupancy and renovation of a once-vacant building will support the objectives of the Comprehensive Plan by providing for investment in commercial property with a compatible use to its surrounding neighbors.

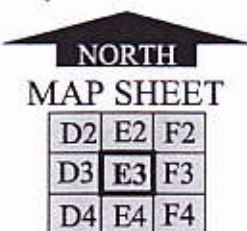
Improving the well-being of the residents of Kankakee is at the heart of Riverside's mission. The proposal to establish a community-based behavioral health facility is a further example of that commitment.

Subject Property

City of Kankakee Zoning Ordinance / 1995



City of Kankakee, IL



Zoning Districts

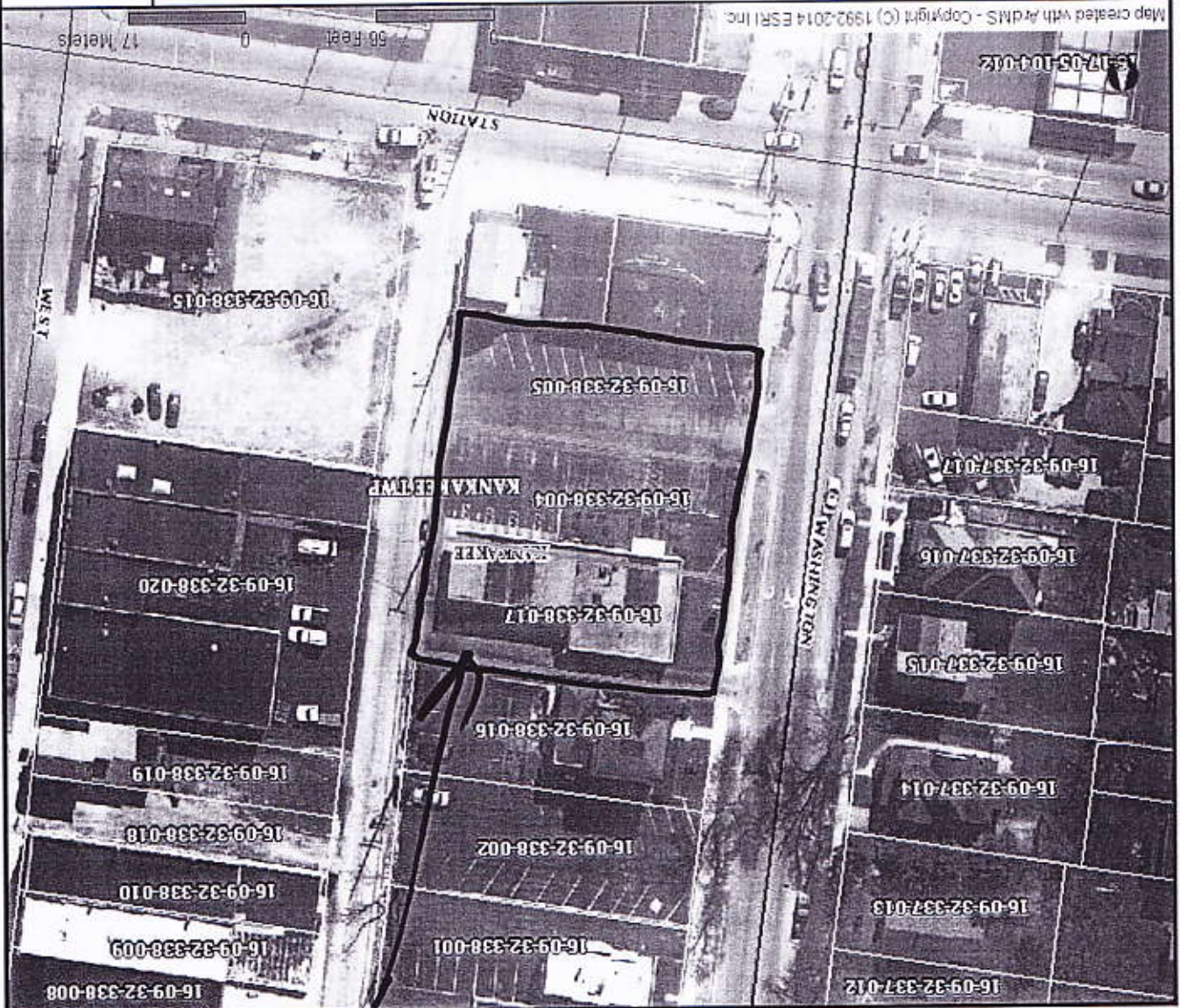
- | | |
|--------------------------------------|-------------------------------|
| R-1 Single-Family Residential | C-2 Service Commercial |
| R-2 Two-Family Residential | C-3 Central Commercial |
| R-3 Multi-Family Residential | I-1 Light Industrial |
| C-1 Neighborhood Commercial | I-2 Heavy Industrial |

— Zoning District Line

- - - Corporate Limit Line

*Revised

Subject Property



PIN(s): (16)09-32-338-017, -004 and -005



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INDIAN OAKS ACADEMY
A NEXUS TREATMENT PROGRAM

April 1, 2014

Mr. Clifford Cross, City Planner
City of Kankakee
Planning & Zoning Division
850 N. Hobbie Ave
Kankakee, IL 60901

RE: Riverside Medical Center's Community-Based
Behavioral Health Services Facility
260 S. Washington Avenue, Kankakee, IL 60901

Dear Mr. Cross,

On behalf of Indian Oaks Academy, I would like to offer this letter of support for Riverside's new crisis residential venture which will provide community-based treatment beds, individuals and group counseling and independent skill building services for adults, ages 18 and above.

In May of 2013 Indian Oaks successfully launched a transitional living facility, The Journey Home, in the former Senesac Funeral Home on South Washington. Like the Credit Union building, the Senesac Funeral Home, while previously providing a needed community service, had set empty for several years. Indian Oaks partnered with the city in 2012, casting a vision for the vacant property to provide another needed service for our community. After a year in the community, we have seen young men being given an opportunity to turn their lives around, and enhanced employment opportunities for residents of Kankakee.

Riverside's vision for the CommonWealth Credit Union follows a similar scope. Repurpose a vacant building, input \$350,000 of grant supported capital and open a much-needed community-based program which provides adult behavioral health patients with intensive group counseling and skill building. The approach decreases the congestion of our community emergency rooms, addresses an identified community need and provides intensive clinician-guided interventions in a community-based facility with 24/7 staff. At the same time, the project cleans up vacant Kankakee properties, provides economic development in form of construction jobs and creates ongoing employment opportunities.

As Riverside explored this crisis residential venture six months ago, two funding streams opened up for them to pursue this venture - the \$1.74 million Department of Mental Health grant and Medicaid 132. The later, previously closed to hospitals, provides support to community entities who offer individual and group skill-building and counseling services. As a long-standing Medicaid 132 recipient, Indian Oaks Academy is providing Riverside with start-up technical assistance as Medicaid 132 will be a key project sustainability method when grant funding ceases. At Indian Oaks Academy, we are vested in seeing this project launch for Riverside and for the Kankakee County. This project has our full support. Thank you.

Sincerely,



Michael Chavers, M.A.
Executive Director

P.O. Box 796, 101 Bramble ♦ Manteno, IL 60950
Phone: (815) 802-3700 ♦ Fax: (815) 468-2310

Changing Lives Through Our Cornerstone Values

April 2, 2014

Mr. Clifford Cross, City Planner
City of Kankakee
Planning & Zoning Division
850 N. Hobbie Ave
Kankakee, IL 60901

RE: Riverside Medical Center's Community-Based
Behavioral Health Services Facility
260 S. Washington Avenue, Kankakee, IL 60901

Dear Mr. Cross,

On behalf of the Kankakee-Iroquois-Ford Association of REALTORS, Inc., I would like to offer this letter of support for Riverside Medical Center's new behavioral health venture, on South Washington Avenue, which will provide community-based treatment beds for adults.


The location of the new facility, next to our property at 256 South Washington, is the former Commonwealth Credit Union that has been vacant for nearly two years. It is in a district where community redevelopment is occurring. The intended purpose of the facility by Riverside has similarities to the successful Indian Oaks Academy project completed in May of 2013 with the city at the former Senesac Funeral Home.

Riverside is a natural partner to repurpose this property. Riverside has a history of transforming old, vacant buildings into new successful endeavors that build workforce development opportunities for the community and improve the value of the properties in their proximity. Some previous examples include:

- Kankakee's former JC Penny building (Meadowview Shopping Center) today is the Riverside Health Equipment Store, an Audiologist Office and a warehouse for the Medical Center.
- Kankakee's former Roper building (West Court Street) today is Riverside's information services, finance, patient accounts, marketing, home health and outpatient mental health facility.
- Watseka's former Kmart (East Walnut Street) today is a Specialty Clinic with sleep labs, pediatric cardiology, physical therapy, obstetrics, oncology, neurology, audiology and family medicine.
- Bradley's former Alco building (Kennedy Drive) today is home to OAK Orthopedics and Riverside Medical Center (Workforce Health and Ambulance)
- Manteno's former State Hospital (West Division Street) today is the Resolve Treatment program, an adolescent residential substance abuse treatment program.

As the largest employer in Kankakee County, Riverside Medical Center employs over 2,400 workers and provides more than 230,000 annual patient encounters. This summer, Riverside has plans to open three new programs which will add over 100 jobs to the community including a Geriatric Psychiatric Unit (at hospital), an 80-bed Assisted Living and Memory Care Facility (Bourbonnais) and this Behavioral Health addition. On behalf of the Association, thank you for considering this special use permit request and this project has our full support.

Sincerely,


Connie Legris
Executive Officer

April 3, 2014

Mr. Clifford Cross, City Planner
City of Kankakee
Planning & Zoning Division
850 N. Hobbie Ave
Kankakee, IL 60901

RE: Riverside Medical Center's Community-Based
Behavioral Health Services Facility
260 S. Washington Avenue, Kankakee, IL 60901

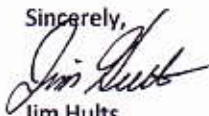
Dear Mr. Cross,

On behalf of M & M Sheet Metal, I would like to offer this letter of support for Riverside Medical Center's behavioral health program, envisioned for the former Commonwealth Credit Union on South Washington Avenue.

In 2010 Riverside stepped forward with a vision to build a \$60 million addition to their hospital. It was at a time when community economics were slowing down and the addition put a lot of local people to work. We were one of the contractors on the project and since have done a handful of maintenance projects. Riverside Medical Center is a strong economic partner and the largest employer in Kankakee County. As they continue to grow, projects like the Commonwealth Credit Union buildout and their Bourbonnais Assisted Living facility will create opportunity for future regional economic impact.

It's my understanding that this new facility will operate 24/7 and thus creates 25 new jobs. We are pleased to see what Riverside is doing with the long-time vacant Commonwealth Credit Union and fully support their efforts.

Sincerely,



Jim Hults
Owner



Police Department
385 East Oak Street
Kankakee, Illinois 60901
(815) 933-0401 – Fax (815) 933-0463
Police Web Site: www.kankakeepolice.com

April 1, 2014

**Mr. Clifford Cross, City Planner
City of Kankakee
Planning & Zoning Division
850 N. Hobbie Ave
Kankakee, IL 60901**

**RE: Riverside Medical Center's Community-Based
Behavioral Health Services Facility
260 S. Washington Avenue, Kankakee, IL 60901**

Dear Mr. Cross,

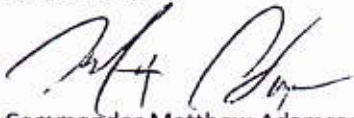
I would like to offer this letter of support for Riverside Medical Center's new behavioral health venture which will provide eight community-based treatment beds with over 30 hours of weekly individual and group counseling and skill-building services for adults.

Since the 1970's Riverside Medical Center has been our community's leader in providing mental and behavioral health services. In 2012 when the State of Illinois announced it was closing of Tinley Park's long-term mental health facility, Riverside responded by opening acute treatment beds to Medicaid patients on its mental health unit. They have consistently stepped forward with new or adapted service lines when community needs were identified. This venture, to provide community-based crisis residential services, is the newest example. As the Division of Mental Health rebalances its Specialized Mental Health Rehabilitation Facilities, Riverside is stepping forward to launch a community-based crisis residential facility designed to bridge a patient's community care options between the acute care and transitional living settings. The project is offset by a \$1.74 million state grant, which will fund the site construction with local labor, program start-up and operations with 25 new professional jobs.

The facility will provide area police departments with a 24/7 alternative to dropping non-medical behavioral health patients at the emergency department and provide acute hospitals with a new step-down level of care. Our hope is that, through coordination of services and community collaboration, this program will remove between 500-1,000 patients annually from our community emergency departments; allowing for improved response times for all patients, improved access to appropriate patient-centered care and overall increased patient satisfaction. Riverside and the police departments will develop policy and procedures to ensure a smooth transition. Once these policies and procedures are developed, trainings will be held to ensure all officers are aware of protocols to ensure system effectiveness.

We are excited about this opportunity to partner with Riverside and fully support this project's request.
Thank you for your consideration of this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Matthew Adamson', written in a cursive style.

Commander Matthew Adamson
Kankakee Police Department

Gross Density. *see Density, Gross*

Gross Floor Area. *see Floor Area, Gross*

Gross Lot Area. *see Lot Area, Gross*

Ground Floor. The first floor of a building other than a basement.

Group Home. *see Community Residence*

Halfway House. A temporary residential living arrangement for persons who typically receive therapy and/or counseling from support staff who are present at all times residents are present, for the purposes of helping them recuperate from the effects of drug or alcohol addiction. For the purpose of this Ordinance, the term Halfway House shall not include a Community Residence.

Health Care Facility. A facility or institution, whether public or private, which provides general, specialized, clinical and/or emergency medical services, including dental services, by licensed, degreed, registered professionals, oriented towards the diagnosis and/or treatment of human diseases, pain, injury, deformity and/or general physical conditions and the maintenance of general health.

Heliport. An area, either at ground level or elevated on a structure, licensed by the federal government or appropriate state agency and approved for the loading, landing and takeoff of helicopters and including related auxiliary facilities.

Helistop. An area, either at ground level or elevated on a structure, licensed by the federal government or appropriate state agency and approved for the loading, landing and takeoff of helicopters, but excluding related auxiliary facilities.

Height. The vertical distance to the highest point of the roof, as measured from finished grade level.

Highway. *see Street*

Home Occupation. Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in a resident's dwelling unit.

Home Occupation, Minor. All home occupations not classified as a major home occupation shall be classified as a minor home occupation, subject to the provisions of Chapter 4 (Accessory Uses) of this Ordinance.

Home Occupation, Major. All home occupations not classified as a minor home occupation shall be classified as a major home occupation, subject to the provisions of Chapter 4 (Accessory Uses), and the issuance of a conditional use permit as provided for in Chapter 12 (Administration) of this Ordinance.

Hospice. A facility or institution providing living quarters and/or medical care and treatment, for persons suffering from a debilitating disease and/or condition which requires full-time medical supervision.

Hospital. A facility or institution, licensed by the appropriate state agency, which provides primary health services and medical or surgical care to persons, primarily on an inpatient basis, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions and including as an integral part of such institution, related support facilities such as laboratories, outpatient clinics, training facilities, medical offices and staff residences.

Hospital, Animal. *see Animal Hospital*

Hotel. A facility offering transient lodging accommodations to the general public, typically on a short term basis, and providing additional related services such as restaurants, meeting rooms, entertainment and recreational facilities.

Club. A building, or portion thereof, used by a group of people organized for a common purposes to pursue common goals, interests or activities and typically characterized by certain membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws.

Clubhouse. A building, or portion thereof, used by a club.

Commercial Motor Vehicle. *see Motor Vehicle, Commercial*

Commercial Private Parking Lot. *see Parking Lot, Commercial Private*

Commercial Public Parking Lot. *see Parking Lot, Commercial Public*

Commercial Sign. *see Sign, Commercial*

Commercial Use. *see Use, Commercial*

Community Centers or Facilities. A building, structure, or area, usually owned and operated by a governmental, public, or nonprofit group or agency, used to provide recreational, social, educational, and cultural activities and/or services, open to the general public or a designated part of the public.

Community Residence. A single dwelling occupied on a relatively permanent basis in a family-like atmosphere, by a group of unrelated persons with disabilities, including paid professional support staff provided by a sponsoring agency, living with the residents on a twenty-four (24) hour basis, and/or present whenever residents are present at the dwelling, and which fully complies with the provisions of the City's Community Residence Ordinance, commonly referred to as a group home.

Community Residence, Family. A single dwelling occupied on a relatively permanent basis, in a family-like atmosphere, by not more than eight (8) unrelated persons with disabilities, plus paid professional support staff.

Community Residence, Group. A single dwelling occupied on a relatively permanent basis, in a family-like atmosphere, by not less than nine (9) and not more than fifteen (15) unrelated persons with disabilities, plus paid professional support staff.

Community Shelter. *see Shelter Care Facility*

Comprehensive Plan. A plan, officially adopted by the corporate authorities, which indicates current and projected demographic information, proposals for future physical, social and economic development, along with recommendations for implementation of such plan.

Conditional Use. *see Use, Conditional*

Conditional Use Permit. A permit or ordinance issued and/or authorized by the corporate authorities that must be acquired before a conditional use can be established.

Condominium. A building or group of buildings in which dwelling units are owned individually, and the structures, common areas and/or mechanical equipment are, to varying degrees, the responsibility of all the owners of record, on a proportional, undivided basis. A condominium association or similarly named group, typically operate such common areas and equipment, using covenants, bylaws and/or restrictions specified and agreed to by the members of such association.

Conforming Use. *see Use, Conforming*

Contiguous. *see Abut*

Contractor. An individual, agency, institution and/or corporate entity engaged in providing a professional service relating to the alteration, construction, rehabilitation, repair and/or demolition of a building and/or structure, or portion thereof.

Convalescent Home. *see Nursing Home*

THE CITY OF KANKAKEE, ILLINOIS
City Hall
304 S. Indiana Avenue
Kankakee, Illinois 60901

ORDINANCE NO. 2014-____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
ESTABLISHMENT AND OPERATION OF A COMMUNITY BASED BEHAVIORAL
SERVICES FACILITY AT THE PROPERTY
COMMONLY KNOWN AS 260 S. WASHINGTON AVENUE

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF KANKAKEE
THIS 5TH DAY OF MAY, 2014

Published in pamphlet form by authority of the City Council
of the City of Kankakee, Kankakee County, Illinois,
this 5th day of May, 2014

ORDINANCE NO. 2014-____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
ESTABLISHMENT AND OPERATION OF A COMMUNITY BASED BEHAVIORAL
SERVICES FACILITY AT THE PROPERTY
COMMONLY KNOWN AS 260 S. WASHINGTON AVENUE

BE IT ORDAINED by the City Council of the City of Kankakee, an Illinois home-rule municipality situated in Kankakee County, Illinois, as follows:

SECTION 1: That a conditional use permit is hereby granted to allow for the establishment and operation of a "Community Based Behavioral Services Facility" at the property commonly known as 260 S. Washington Avenue and legally describe as follows:

- (a) Common Address: 260 S. Washington Avenue
- (b) Tax Parcel ID No's: 16-09-32-338-017
16-09-32-338-004
16-09-32-338-005
- (c) Legal Description: Lots 10, 11 & 14, Blk 23
Town of Kankakee
32-31-12E

SECTION 2: That this Ordinance is passed pursuant to the Findings and Recommendations of the City of Kankakee Planning Board made at its April 15, 2014, public hearing and based upon the following condition;

SECTION 3: That all Ordinances or parts thereto inconsistent with this Ordinance be and are hereby repealed.

SECTION 4: That this Ordinance shall be effective upon its passage, approval and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE,
KANKAKEE COUNTY, ILLINOIS, THIS 5TH DAY OF MAY, 2014.

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAIN: _____

ATTEST:

Nina Epstein, Mayor

Anjanita Dumas, City Clerk